

Docket Z-11-07

A Request to Rezone from MH-72 to GB.

Planning and Zoning Commission

August 10, 2011

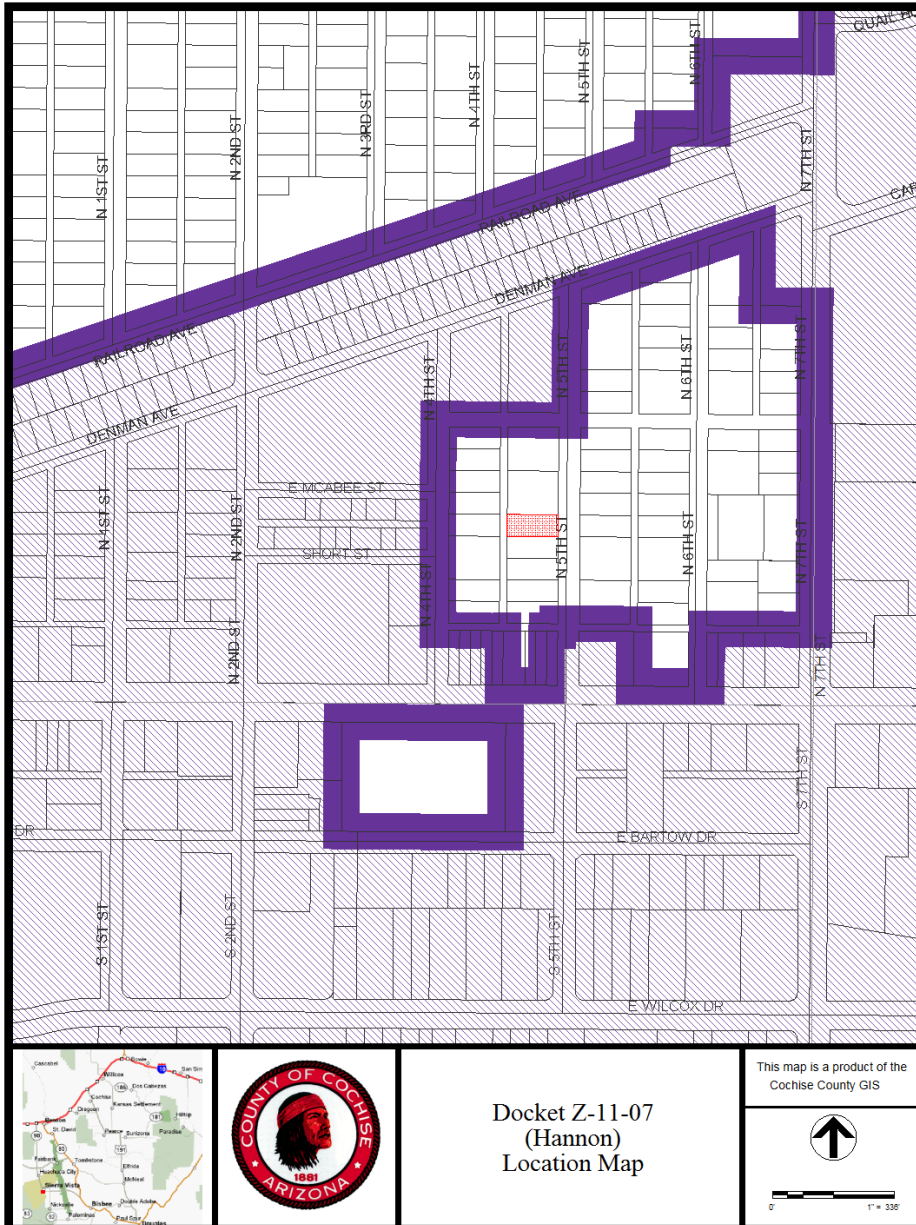


Docket Z-11-07 (Hannon)

- ❑ The Applicant seeks to rezone an 8,400 square foot parcel of land from MH-72 (Manufactured Home District, one dwelling per 7,200 square feet) to GB (General Business), in order to facilitate a Contract Construction Services land use.
- ❑ The Applicant, Robert Hannon of New Mountain Plumbing, intends to construct a 1,216 square foot plumbing shop on the property and operate his business from the subject parcel.
- ❑ The subject parcel, 106-70-072A, is located at 110 South 5th Street in Sierra Vista, AZ.



Location

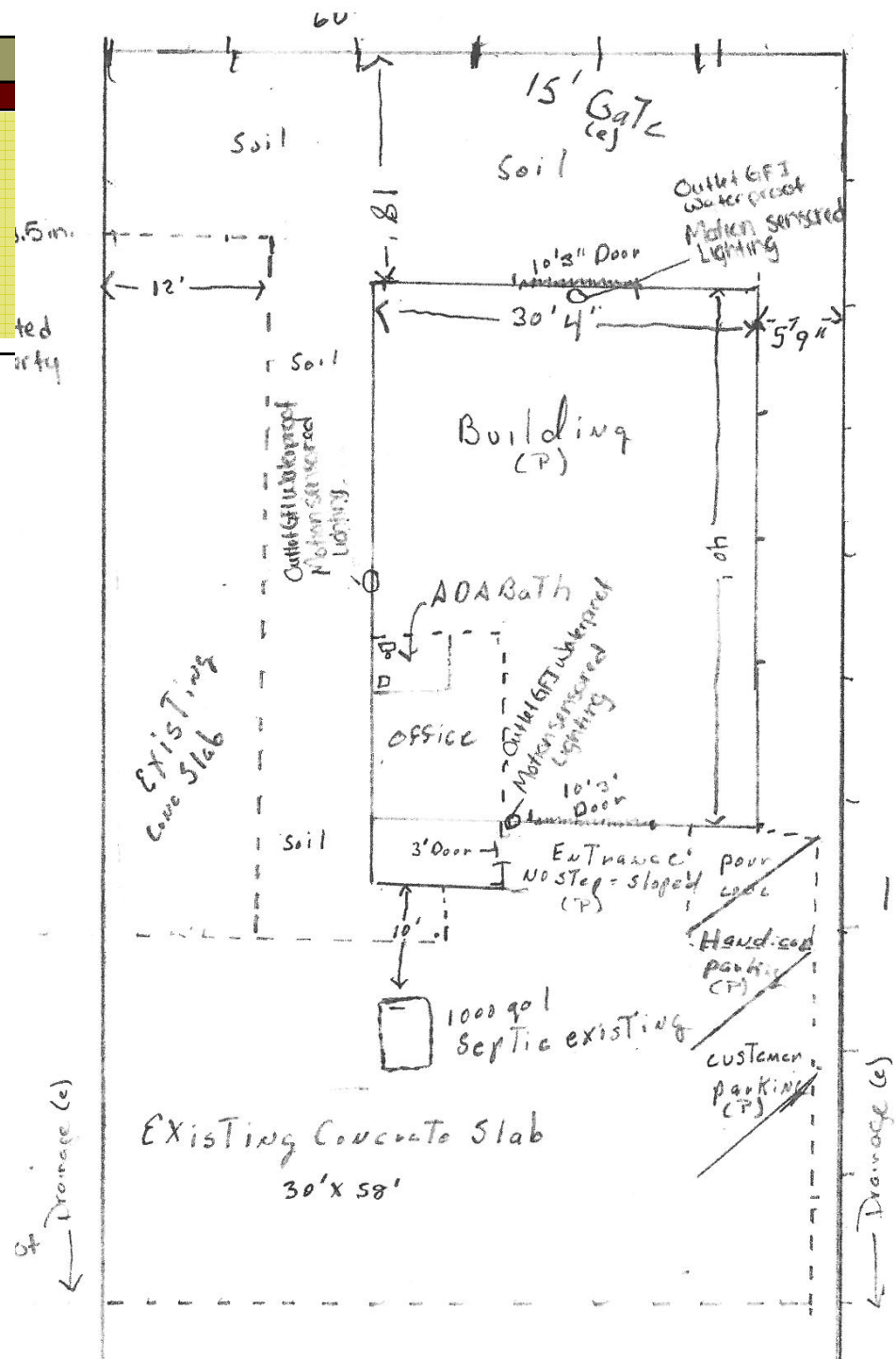


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Concept Plan



Site Photos



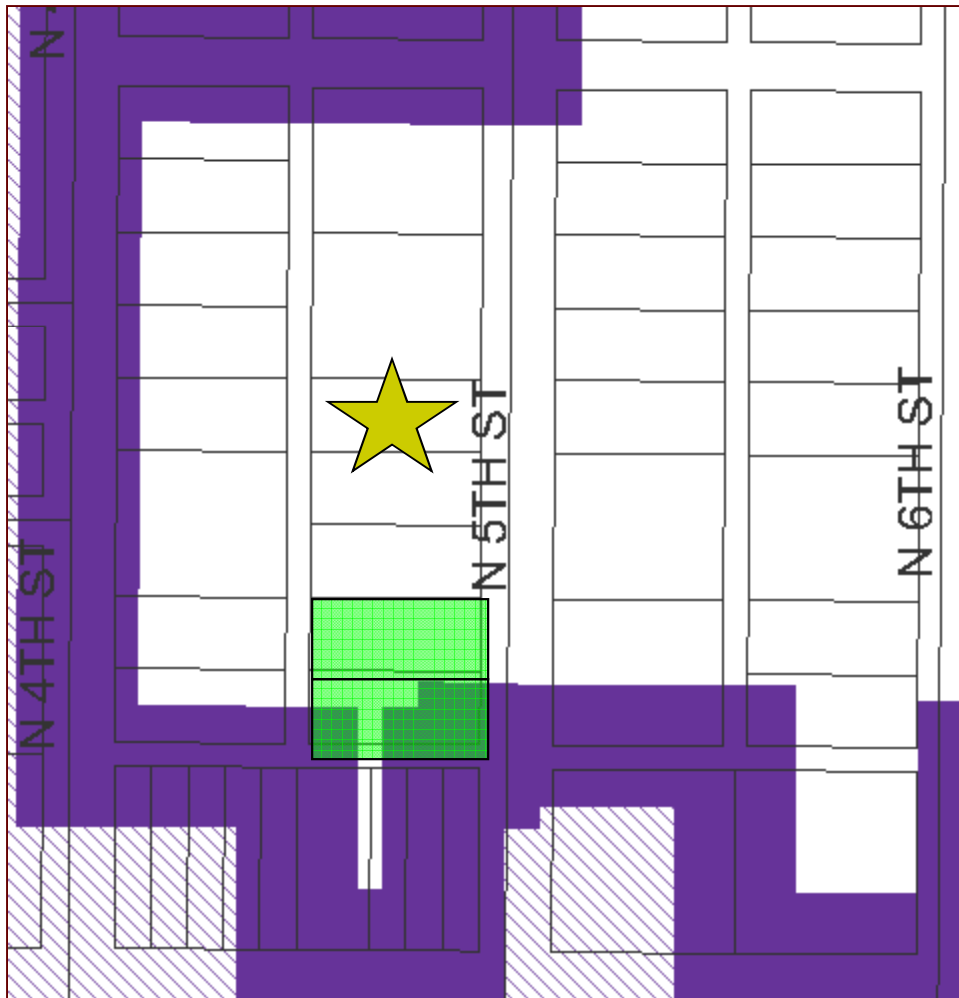
Site Photos



Site Photos



Public Support



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Staff received two letters of support for the project.



Factors in Favor of Approval

1. The project site is designated as an Enterprise Redevelopment area on the Cochise County Comprehensive Plan, and as a heavy commercial use, the operation is in keeping with the policies regarding appropriate development in the area;
2. With the recommended conditions, the rezoning request complies with 12 of the 13 rezoning factors;
3. Two neighbors have expressed support in writing for the request.



Factor Against Approval

1. While the change in land use facilitated by the rezoning would not of itself create any nonconformance, the 60-foot width of the lot combined with the required 40-foot setback to the adjacent MH-72 District to the South would create the conditions for a non-conforming structure.





Recommendation: Conditional Approval

1. The Applicant shall provide the County a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning.
2. The Applicant shall obtain a building permit within one year of Board of Supervisors approval of the rezoning, otherwise the rezoning approval shall be deemed null and void, and the property shall revert to the MH-72 Zoning District.



Recommendations (Continued)

3. Prior to issuance of a certificate of occupancy for the Contract Construction Services operation, the Applicant shall obtain a right-of-way permit from the County Highway Department, and construct a commercial apron for access to the 5th Street road travelway that meets County standards.
4. It is the Applicant's responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations.

